

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** May 5, 2009

**TO:** Stephen Gardner, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner <sup>KSU</sup>  
Community Planning

**SUBJECT: ZMAP 2006-0011 and ZCPA 2006-0003 Stone Ridge Commercial, 2nd Referral**

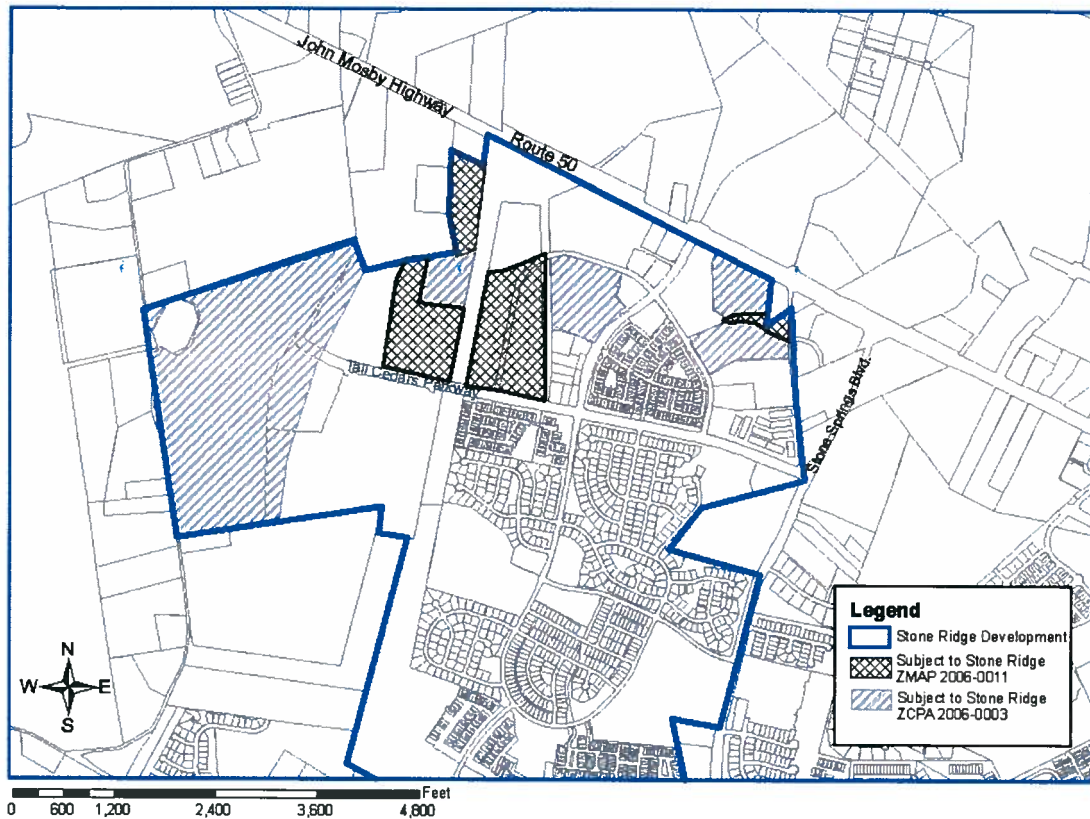
**BACKGROUND**

Stone Ridge Community Development, LLC (the "applicant") is requesting a rezoning and zoning concept plan amendment ("Stone Ridge Commercial") of approximately 77 acres in order to relocate and consolidate residential and non-residential uses, accommodate road realignments, add a public use site, and amend the previously approved proffers and concept plan to reflect these changes.

This is the second submission of the application. The applicant has responded to first submission comments by providing a revised statement of justification, response letter and a revised Concept Development plat dated January 27, 2009. The proposal has substantially changed since the first submittal and the outstanding issues are described below. This referral is intended to be supplementary to Community Planning's December 14, 2006 referral.

The Stone Ridge community was originally approved as a mixed-use, planned community on approximately 800 acres within the Route 50 corridor and included a core of employment-related land uses for community residents. The community is located at the southwest intersection of Gum Spring Road and Route 50 and is bisected east-west by Tall Cedars Parkway and lies between future relocated 659 and Stone Springs Boulevard (see Location Map below).

## Location Map



The applicant proposes to rezone approximately 50 acres of PD-4, R-24 and PD-IP zoned property to PD-H4, R-16, PD-OP, PD-IP and CLI in order to rearrange land uses within the Stone Ridge development and to accommodate road realignments. It is proposed that South Point Drive be realigned to connect with existing South Point Drive across Gum Spring Road. This alignment will encroach within residential Land Bay FF1A (formally FF1) and the application proposes to relocate the displaced residential units to Land Bays 6 and 5R (formally Land Bay DD). It is proposed that one acre of the residential area from Land Bay FF-1A will be rezoned to the PD-OP district and consolidated with Land Bay FF2B (formally Land Bay FF), and approximately 1.9 acres will be rezoned CLI and combined with an existing CLI parcel at the corner of Route 50 and Gum Springs Road. The application is not proposing an increase in the number of residential units. The statement of justification indicates that the zoning changes will allow for approximately 2,400 additional square feet of employment uses.

Additionally, the application proposes to relocate the PD-IP uses of former Land Bay DD from the east side of the power lines to the west and the residential uses of former Land Bay 5 from the west to the east. Millstream Drive will also be realigned through proposed Land Bay 7R and Land Bay 8 (formally Land Bays 5 & 7) to connect with Tall

Cedars Parkway rather than to cross over the South Fork of Broad Run to Relocated 659. Proposed Land Bay 8 has been designated for a public use site.

Green infrastructure elements are present on the site, including tributaries of the South Fork of the Broad Run, moderately steep slopes, forest cover, jurisdictional wetlands, and river and stream corridor resources. The site also includes a 250-foot wide, north-south overhead power and underground natural gas easement adjacent to the west boundary of Land Bay DD, the Ldn 60-65 aircraft noise contour, and the one-mile buffer of the Ldn 60-65 noise contour.

### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

Guidance for development of the subject property is provided by the Revised General Plan, as amended by the Arcola Area/Route 50 Corridor Plan. The Revised Countywide Transportation Plan, the Countywide Retail Plan Amendment ('Retail Plan') and the Bicycle and Pedestrian Mobility Master Plan ('Bike/Ped Plan') also apply. The site, located in the Dulles Community of the Suburban Policy Area, is designated for Business Community uses (*Arcola Area/Route 50 Corridor Plan, Planned Land Use Map*). The majority of the Stone Ridge development falls within the Dulles community of the Suburban Policy Area, with approximately 95 acres located in the Transition Policy Area. This referral has been organized to address the revisions to the development in each area individually (See attached land use map). The parcels subject to this application located in the Suburban Policy area are planned for Business land uses.

The proposed application has been reviewed under the Revised General Plan Suburban policies of Chapter 6 as amended by the Arcola Area/Route 50 Corridor Plan, specifically the Business policies; the Transition Policies of Chapter 8; the Economic Development policies of Chapter 4 pertaining to the Route 50 corridor; the Green Infrastructure policies of Chapter 5 and the Design Guidelines in Chapter 11 for Residential, Regional Office and Industrial uses. The proposal has also been reviewed for compliance with the Route 50 Corridor Design Guidelines.

### **ANALYSIS**

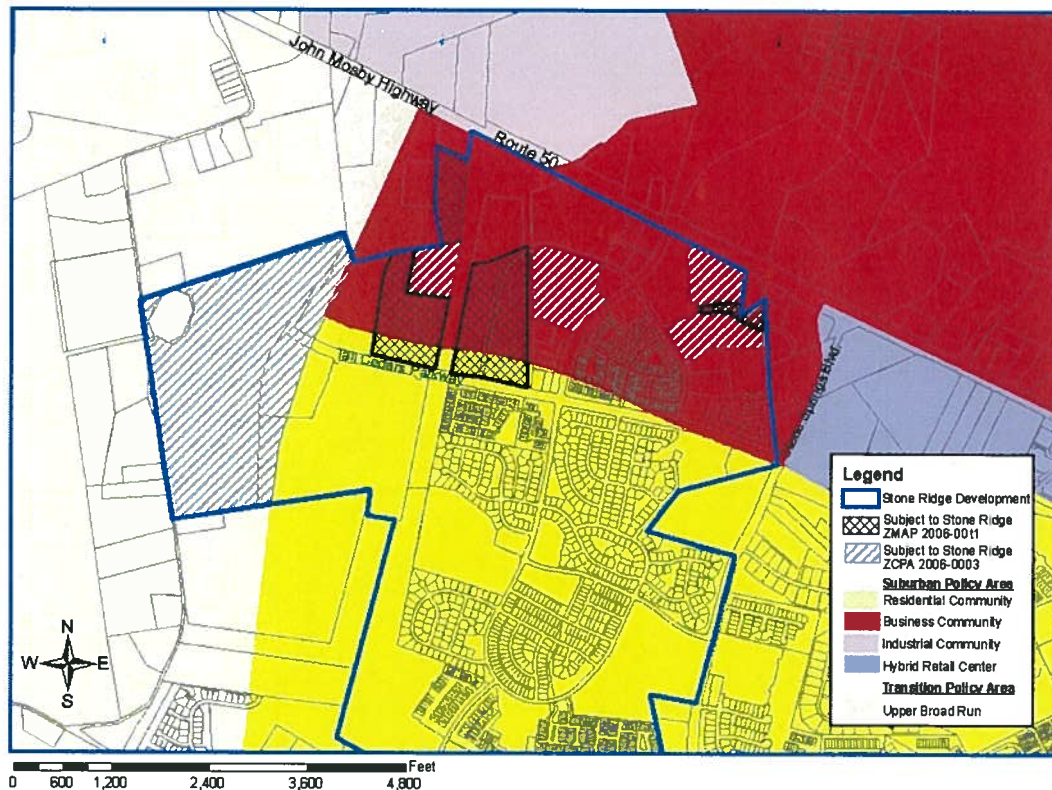
#### **A. LAND USE**

##### **Suburban Policy Area**

Route 50 is a major business corridor as well as the southern gateway to western Loudoun County. The Plan recognizes that the existing Commercial-Light Industrial (CLI) zoning along the road's frontage negatively affects the corridor's long term vision. The County seeks to achieve consolidation of these parcels to obtain higher value business locations as the overall area develops (*Revised General Plan, Chapter 4, Business Land Use and Corridor Development, Route 50, text*). On October 17, 2006, the Board of Supervisors adopted the Arcola Area/Route 50 Corridor Plan (CPAM 2005-0007) which amended the policies and planned land use map for this area and reiterated an economic development focus within the Route 50 corridor to include

office, light industrial, industrial, retail and other tourism-related opportunities such as restaurants and hotel accommodations (*Arcola Area/Route 50 Corridor Plan, Economic Development, policy 1*). With its adoption, the subject property's planned land use designation was changed from Corridor Retail to a modified Business Community (Planned Land Use map).

### Planned Land Use



The Arcola Area/Route 50 Corridor Plan states that areas designated Business in the Route 50 corridor shall be subject to the policies and land use mix ratios of Chapter 6 except as modified or supplemented by the Corridor Plan (*Arcola Area/Route 50 Corridor Plan, Business Community, policy 1*). Planned Business areas are envisioned to develop as either Regional Office or Light Industrial communities. Although the land use mix recommended in the Plan varies for both types of community, the employment use should be the predominant component with supportive commercial retail/service uses as well as high density residential uses (up to 25% of the total land area) (*Revised General Plan, Chapter 6, Regional Office Uses, policy 2 and Light-Industrial Uses, policy 5, and Arcola Area/Route 50 Corridor Plan, Business Community, policy 4*). In order to address the deficit of retail uses and the potential for tourism within the Route 50 corridor, the County may consider retail/commercial service uses that exceed the

10% maximum set out for Business Communities in Chapter 6 as long as certain criteria are met (*Arcola Area/Route 50 Corridor Plan, Business Community, policy 2*). Higher Floor Area Ratios (FARs) for proposed non-residential development are encouraged to ensure that land situated along Route 50 will build out to its full potential (*Arcola Area/Route 50 Corridor Plan, Economic Development, policy 4*).

Stone Ridge was originally approved (ZMAP 1994-0017) as a planned, mixed-use, community on approximately 800 acres that includes a maximum of 2,792 residential units, up to 347,600 sq. feet of retail, 269,800 sq. ft. of office, 2.31 million sq. ft. of light and general industry, a middle school, a County library site, and a 26-acre County park. On December 6, 2005, the Board of Supervisors approved ZMAP 2002-0013 and ZCPA 2002-0004 ("Stone Ridge"). Approval of the application added approximately 77 acres of property to Stone Ridge, rezoned approximately 247 acres of the original property, and added 472 dwelling units (including 32 ADU's). The Stone Ridge rezoning also resulted in an amendment to the proffers that deleted the requirement to convey a 7.5 acre library site to the County and required the applicant to provide 40,000 square feet of space for the public library in an office building to be constructed by the applicant on existing Land Bay FF2. The timing of the library construction has been added to the proffers.

Table 1 below compares the land use mix, measured as a percentage of overall land area, which resulted from previously approved Stone Ridge rezonings versus the current application. Based on percentages, Table 1 demonstrates that approval of Stone Ridge Commercial would result in a change to the overall land area dedicated to employment-related land uses and the overall land use mix of the Stone Ridge community. The approximately 1.0% increase in land area for residential land uses corresponds with the 1.0% decrease in office and light industrial land uses through the conversion of the approximately 10 acres of industrial-zoned property to residential. This may not seem significant when looking at the Stone Ridge Project as a whole, but the loss of office/light industrial acreage will impact the Business Community portion of the site where 27 acres of PD-IP will be lost to residential and only 15 acres of residential will be converted to PD-IP, with at least 3 acres of the PD-IP being designated for a public use site. Additionally, this does not include the existing 4.5 acre parcel of PD-IP which is proposed to be rezoned to CLI (Land Bay 9). Further the land proposed to be converted to PD-IP contains significant environmental resources which may restrict employment development in that location. Since the originally rezoning in 1994, the loss of PD-IP land will total approximately 151.9 acres. Over time, the Stone Ridge Development has become a predominately residential development and no longer provides the mixed use concept that was envisioned by the Plan or by the original Stone Ridge Concept Plan itself.



**Table 1: Land Use Mix Comparison**

<b>Land Use Category</b>	<b>ZMAP 1994-0017</b>		<b>ZMAP 2002-0013*</b>		<b>ZMAP 2006-0003*</b>	
	<b>Ac.</b>	<b>%</b>	<b>Ac.</b>	<b>%</b>	<b>Ac.</b>	<b>%</b>
Residential	374.3	46.8%	447.0	57.8%	455.9	58.9%
Commercial Retail	34.2	4.5%	31.0	4.0%	31.0	4.0%
Office/Light Industrial	199.2	24.9%	56.2	7.3%	47.3	6.1%
Parks/Open Space	150.3	18.8%	178.0	23.0%	177.96	23.0%
Public/Civic	42.0	5.0%	61.0	7.9%	61.0	7.9%
<b>Totals</b>	<b>800.0</b>	<b>100%</b>	<b>773.2</b>	<b>100%</b>	<b>773.16</b>	<b>100%</b>

\*Within the Suburban Policy Area portion

Staff has identified four land use issues of concern. First, the impact of the Stone Ridge Commercial application, and in particular the rezoning of Land Bays 6 & 5R (formally Land Bay DD) from industrial to residential, would result in continued erosion of employment-related land uses that are emphasized within the Business community policies of the Revised General Plan and the original Stone Ridge community land use mix (ZMAP 1994-0017). The applicant states that the proposed rezoning is consistent with the Suburban Policy Area land use recommendations for residential communities. The subject site, however, is planned for Business where an emphasis is placed on employment-related land uses (office & industrial) that can also feature housing, commercial/retail, public/civic uses, parks, and open space so individuals can live near where they work while also having convenient access to services, shops, and recreation (Revised General Plan, Chapter 6, Regional Office Uses Policy 2 and Light-Industrial Uses, policy 5, and Arcola Area/Route 50 Corridor Plan, Business Community, policy 4).

Second, the Revised General Plan stresses the importance of placing business land uses along business corridors (Revised General Plan, Chapter 6, Regional Office Uses Policy 2 and Chapter 4, Economic Development Policies, Policy 6). Land Bays 5 R & 6 (formally Land Bay DD) are located between Route 50 and Tall Cedars Parkway – a minor arterial and major collector, respectively. Any further erosion of land dedicated to employment-related land uses within the Stone Ridge community will negatively impact the County's opportunity to maximize employment opportunities for residents of Stone Ridge and the surrounding community along these business corridors.

Third, the statement of justification indicates that the zoning changes will allow for approximately 2,400 additional square feet of employment uses. This information is unclear as the Concept Development Plan, Stone Ridge Commercial Rezoning Density Exchange Table (Sheet 5 of 15) shows that there will be a 1,954 reduction in square

footage with the proposed rezoning. Further, there are no guarantees that development will build to the maximum level of intensity.

Fourth, the application is proposing to rezone Land Bay 9 and Land Bay 10 to CLI. As stated above the Plan recognizes that the existing Commercial-Light Industrial (CLI) zoning along the road's frontage negatively affects the corridor's long term vision. The County seeks to achieve consolidation of these parcels to obtain higher value business locations as the overall area develops (Revised General Plan, Chapter 4, Business Land Use and Corridor Development, Route 50, text). The Plan does not support increasing the amount of CLI zoned property in the Route 50 Corridor.

It is also important to note that smaller residential communities to the east such as Masira, Providence Glen, and Treburg have relied upon the Stone Ridge community to provide employment opportunities for residents of their developments. Any change to the approved Concept Development Plan that erodes land areas dedicated to employment-related land uses within Stone Ridge will have a negative impact on surrounding residential developments.

***Staff does not support any further conversion of land from employment-related land uses to residential uses within the Business community portion of Stone Ridge based on four concerns. First, the impact of the Stone Ridge Commercial application, and in particular the rezoning of a Land Bays 5R and 6 (formally Land Bay DD) from industrial to residential and the existing PD-IP parcel to CLI, would result in continued erosion of employment-related land uses that are emphasized within the Business Community policies of the Revised General Plan and the original Stone Ridge community land use mix. Second, further erosion of land dedicated to employment-related land uses within the Stone Ridge community will negatively impact the County's opportunity to maximize employment opportunities for residents of Stone Ridge and the surrounding community along these business corridors. Third, the application does not guarantee that development will build to that maximum level of intensity and could in fact result in the loss of additional square feet of employment-related land uses. Fourth, the Plan does not support increasing the amount of CLI zoned property in the Route 50 Corridor. Overall, this proposal will further erode employment opportunities between Tall Cedars Parkway and Route 50, and will have a negative impact on surrounding residential developments.***

### **Compatibility**

Although subordinate to employment-related land uses, housing is a recommended use within areas planned for Business. Careful consideration should be given to the placement of non-residential and residential development so that potential conflicts are minimized.

One way to minimize potential land use conflicts is to utilize the County's green infrastructure to shape land uses and to structure the various elements of development (*Revised General Plan, Chapter 2, Planning Approach, text*). Land Bays 5R and 6 (formally Land Bay DD) are currently planned for employment-related uses and are separated from existing residential to the east by the natural stream corridor that includes a tributary of the South Fork of the Broad Run, 100-year floodplain, some forested vegetation, and a stormwater management pond (Existing Conditions, Sheets 6 and 7 of 15). The stream corridor is an environmental feature that can be preserved and enhanced to maintain a natural and visual buffer from differing land uses on either side of the corridor and provides opportunities for linear pedestrian linkage along the corridor between Tall Cedars Parkway and Millstream Drive. Land Bays 5R and 6 (formally Land Bay DD) are also bounded on the west by an existing 250-wide easement that contains underground transmission and high-voltage power lines. The existence of the utility easement, when combined with the natural stream corridor, makes these land bays ideally suited for employment-related land uses.

***The applicant's proposed Land Bays 5R and 6, where multi-family and single family attached residential are located, does not take into account the stream corridor that currently defines the separation of existing residential land uses from planned employment-related land uses, and is contrary to Stone Ridge's original intent to utilize green infrastructure to separate residential and non-residential land uses. Land Bays 5R and 6, are also bounded on the west by an existing 250-wide easement that contains underground transmission and high-voltage power lines. The existence of the utility easement, when combined with the natural stream corridor, makes former Land Bay DD ideally suited for employment-related land uses.***

#### **Transition Policy Area**

The Revised General Plan envisions that the Transition Policy Area will achieve a balance between the natural and the built environment, and development patterns will serve as a transition both visually and spatially between the suburban areas to the east and the rural areas to the west (*Revised General Plan, Chapter 11, Transition Policy Area Design Guidelines, text*). Plan policies envision the Upper Broad Run subarea to develop in a clustered pattern at the existing zoning of one dwelling per 3 acres or 1 dwelling/acre (*Revised General Plan, Chapter 8, Community Design, Upper Broad Run and Upper Foley Subareas, text*).

It appears that the application does not propose any additional single family detached residential units in Land Bay 1, than were originally approved in 2005. Staff requests that the applicant provide a detailed account of what is being proposed as part of the ZCPA for Land Bay 1. Staff has identified some site design issues with Land Bay 1, discussed below.



***More information regarding the revisions proposed for Land Bay 1 is required in order to determine if the application is in keeping with the land use policies of the Plan.***

In addition to the fundamental land use issues related to the loss of business land areas within Stone Ridge, staff has identified additional issues related to the proposal. These issues are outlined below.

#### **B. PUBLIC USE SITE**

The applicant proposes a Public Use Site of approximately 3.4 acres on Land Bay 8. This land bay is located in close proximity to the floodplain and steep slopes. Further it is predominantly covered with healthy deciduous trees, and has an existing stream system located in the rear of the property. Both the Environmental Review Team of Building and Development (referral dated 4/13/2009) and the Department of Fire, Rescue and Emergency Services (referral dated 4/16/2009) have evaluated this site and determined that it is not an ideal location for a public use site given the size of the parcel and the limiting environmental features. Staff concurs with those evaluations as development of the site would not protect the County's green infrastructure elements and do not meet the capital facilities standards for parcel acreage for fire and rescue sites. Further, Fire and Rescue staff has identified that a fire and rescue station in this area is not a part of the current Capital Improvement Program (CIP) or Capital Needs Assessment (CNA) documents and therefore there are no current plans to construct a facility in this location at this time.

***Staff requests that the applicant provide more information as to why the a fire and rescue public use site is proposed in this location, as it has not been identified as needed in this area by the County's CIP or CNA. Further, this location has considerable environmental constraints and is not sizable enough to meet the County's Capital Facility Standard for Fire and Rescue stations.***

#### **C. EXISTING CONDITIONS**

The Revised General Plan defines the County's Green Infrastructure as a "collection of natural, cultural, heritage, environmental, protected, passive, and active resources that will be integrated in a related system" (Revised General Plan, Chapter 5 Green Infrastructure Policies, policy 1). Examples of green infrastructure components include stream and river corridors, wetlands, forested areas, tree stands, steep slopes, greenways, trails, historic and archeological sites and other open spaces. Green infrastructure is the framework and unifying element that determines where and how development will occur within Loudoun County (Revised General Plan, Chapter 5 Green Infrastructure Policies, text).

The applicant's Concept Development Plan shows three tributaries affecting the subject site that feed the South Fork of the Broad Run. A north-south tributary defines the western boundary of Land Bay 7R and 8. Another north-south tributary defines the

eastern boundary of proposed Land Bays 5R and 6. The third north-south tributary is located between Land Bays FF2A and FF2B and traverses the western portion of Land Bay FF1A. These tributaries include 100-year floodplains, areas of moderately steep slopes, forested and emergent wetlands as shown on the concept development plan. A fourth tributary, is located along the west side of future relocated Route 659 and transverses the eastern edge of Land Bay 1. This tributary does not have associated floodplain, however, does have significant tree cover and potential wetland associated with it.

### **1. Stream Corridor**

Stone Ridge is located within the Broad Run watershed and includes river and stream corridor resources (*Revised General Plan, Chapter 5, River and Stream Corridor Resources Map & Major and Sub-Watersheds Map*). The *Revised General Plan* establishes stream corridor policies that reinforce the important role rivers and stream corridors play in protecting Loudoun County's water resources (*Revised General Plan, Chapter 5, River and Stream Corridor Resources and Surface and Groundwater Resources, text*). Stream corridor policies include the protection of rivers and streams, adjacent steep slopes, wetlands, forests, and historic, cultural and archeological resources within the floodplain, and a 50-foot management buffer adjacent to the floodplain and steep slopes (*Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 2*). Within the floodplain and 50-foot management buffer, uses are limited to activities that will support and enhance the biological integrity and health of the river and stream corridor, including passive and active recreation, road crossings, pervious paths and trails, and agricultural activities (*Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 18*).

In the first referral dated December 14, 2006 staff recommended that the applicant include river and stream corridor resources, including the 50-foot management buffer, on the Concept Development Plan. It was further recommended that the applicant provide a minimum 100-foot buffer, inclusive of the 50-foot management buffer, along segments of the tributaries where the floodplain does not extend beyond 100 feet.

***The applicant has complied with the request by locating the buffers on the parcels subject to this application. Staff continues to recommend that applicant commit to the protection, enhancement and long-term maintenance of the stream corridors along the two tributaries.***

### **2. Forests, Trees, and Vegetation**

The *Revised General Plan* calls for the preservation, protection and management of forests and natural vegetation for the various economic and environmental benefits that they provide (*Revised General Plan, Chapter 5, Forests, Trees, and Vegetation, policy 1*). Staff supports the preservation of existing forest and vegetation along the tributaries to the maximum extent possible.

Staff notes that Land Bay 1 has been revised to eliminate the previously approved open space and tree conservation areas along the eastern border of Land Bay 1 which follows the existing tributary that parallels Northstar Boulevard. Sheets 10 and 12 (Illustrative Plan and Land Use Map), proposes a road and lots in locations that will impact the stream in this area. Staff recommends that the tributary be included as open space, and identified as a tree conservation area as previously approved to ensure its protection.

With the proposed re-alignment of South Point Drive, the Environmental Resources Team of Building and Development (ERT) identified several healthy mature white oak trees located north of the proposed road alignment, adjacent to a cleared area. Staff supports ERT's recommendation "that the existing vegetation in this area be identified as a tree conservation area on sheets 5 and 11. The tree conservation area should include a suitable width to avoid impacting the critical root zone (CRZ) of the oak trees. Maintaining tree cover in this area will help to offset loss of tree cover in other areas caused by this application."

The application's Tree Cover Exhibit (Sheet 9 of 10) indicates a mixed hardwood tree cover adjacent to a segment of the Broad Run tributary on the eastern boundary of Land Bays 5R and 6. Staff supports the establishment of a forested buffer along the tributary and within the stream corridor in order to protect the overall water quality of the Broad Run.

***Staff recommends the applicant commit to protecting the overall quality of the Broad Run through the preservation of existing forest and vegetation along the tributaries of the subject site to the maximum extent possible. In particular, staff supports the establishment of a forested buffer along the tributary and within the stream corridor adjacent to the east boundary of Land Bays 5R and 6 (formally Land Bay DD) to protect the overall water quality of the Broad Run. Further, staff recommends retaining the existing oak trees along the realignment of South Point Drive and re-establishing the tree conservation area on Land Bay 1 to maintain the previously approved open space and to protect the existing tributary of Broad Run.***

### **3. Steep Slopes**

There are areas of moderately steep slopes along the western border of Land Bay 7R that will be impacted by the proposed re-alignment of Millstream Drive. Moderately steep slopes refer to areas with a 15%-25% grade. Steep slopes include areas greater than a 25% grade (*Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, text*). The hazards associated with the disturbance of steep and moderately steep slopes include erosion, building and/or road failure, and downstream flooding. For these reasons, the Plan calls for the County to prohibit land disturbance on steep slopes and special performance standards when developing on moderately steep slopes (*Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep*

*Slopes, policy 3). "Standards will include best management practices, locational clearances for clearing and grading, and approval of natural drainageways" (Revised General Plan, Chapter 5, Steep Slopes and Moderately Steep Slopes, policy 3).*

***Staff recommends that Millstream Drive be relocated to the east to minimize impacts to moderately steep slopes and that commitments be made to protect the steep slopes areas and adjacent floodplain and stream during construction activities.***

#### **4. Wetlands**

The County's Predictive Wetlands Model indicates that wetlands exist throughout the site. The County supports the federal goal of no net loss to wetlands (Revised General Plan, Chapter 5, River and Stream Corridor Resources, policy 23) and seeks to protect its green infrastructure elements and recapture elements where possible (Revised General Plan, Chapter 6, Green Infrastructure, text). Mitigating wetland and stream impacts close to the impact area will help maintain water quality and flood protection functions, as well as habitat.

***Staff concurs with ERT's recommendation that the applicant should commit to prioritizing wetland mitigation as follows: 1) onsite, 2) within the Broad Run Watershed within the same Planning Policy Area, 3) within the Broad Run Watershed outside the Planning Policy Area, and 4) Loudoun County, subject to approval by the U.S. Army Corps of Engineers (Corps) and the Virginia Department of Environmental Quality (DEQ).***

#### **5. Historic Resources**

The Revised General Plan states the County will require an archeological and historic resources survey as part of all development applications and include a plan for recordation and preservation of any identified resources, along with measures for mitigation and adaptive reuse (Revised General Plan, Chapter 5, Historic and Archeological Resources Policies, policy 3). The applicant submitted an addendum to the report titled "Phase 1 Archeological Investigations of the 124.5 Acre Glascock Property, Loudoun County, Virginia" with the first submittal of this application in 2006.

***Upon review of the current application and the Phase 1 archaeological survey of the "Glascock Property" prepared by Thunderbird in 2006, it appears that the area tested in the 2006 survey does not match the project area now under consideration. Staff requests that the applicant submit archaeological reports relevant to the entire project area as soon as possible.***

#### **6. Noise Impacts**

The Plan states that the "County will require all land development applications that propose land uses adjacent to any of the existing and/or proposed arterial and major collector roads will be designed to ensure that no residential or other type(s) of noise-

sensitive use(s) will have traffic noise impacts which occur when the predicted traffic noise levels approach or exceed the noise abatement criteria on the Noise Abatement Criteria (NAC) Hourly A-weighted Sound Levels table, or when predicted traffic noise levels substantially exceed existing noise levels" (*Revised General Plan, Chapter 5, Highway Noise Policies, policy 2*).

Tall Cedars Parkway is designated as a major collector roadway and future Northstar Boulevard is planned to be a minor arterial roadway as specified in the Countywide Transportation Plan. There are new residential uses proposed along Tall Cedars Parkway and it appears that Land Bay 1 has been redesigned to locate residential uses closer to Northstar Boulevard.

***Staff recommends that the applicant demonstrate how the application complies with the highway noise policies of the Plan as outlined above.***

#### **D. SITE DESIGN**

Overall, the Plan calls for new development to achieve and sustain a built environment of high quality (*Revised General Plan, Chapter 5, Built Environment Policies, policy 1*). The Plan further states that business land uses should seek to reduce the potential impact of building size, exterior cladding of buildings, signs and other features of an employment use that may create negative visual impacts on the surrounding community (*Revised General Plan, Chapter 6, General Business Land Use Policies, policy 5*). The Arcola Area/Route 50 Corridor Plan, and the Revised General Plan, provides a number of design guidelines that are applicable to this project.

The Revised General Plan and the DSAMP identify Route 50 as a business corridor and the southern gateway to Loudoun County (*Revised General Plan, Chapter 4, Business Land Use and Corridor Development, Route 50 Corridor, text*). In an effort to preserve the Route 50 corridor as a southern gateway to western Loudoun County, certain design features should be incorporated into the design of the site so that it can provide a high quality natural and built environment (*DSAMP, Route 50 Corridor, text and policy 1*). The following design features are recommended by the Plan for businesses locating in the Route 50 corridor (*DSAMP, Route 50 Corridor, text and policies 1 & 2*):

- compact site design;
- buildings as the prominent feature;
- unity of design and architectural appearance within a development;
- extensive landscaping and berms to screen and buffer parking, loading and outside storage;
- trees along street frontage;
- limited use of signs; and,
- compatibility with adjacent properties.

New development within the Arcola Area/Route 50 Corridor should conform to the design objectives of the Plan. In addition, on February 20, 2007 the Board of Supervisors approved the Route 50 Corridor Design Guidelines (dated January 4, 2007), which also apply to the subject site. The Route 50 Corridor Design Guidelines provide guidance in the Route 50 corridor for design standards related to building arrangement, streetscape, parking, service area, site element and building design. The application does not include design information for the proposed development.

***Staff requests more detail as to the proposed building design, loading areas, lighting, signage, and usable outdoor spaces for this application along with commitments to ensure compliance with the Plan policies for the Route 50 Corridor.***

***Staff notes that the land bay names have changed over the course of time and through subsequent applications for the Stone Ridge Development. This makes it difficult to review the concept development plans and proffers of the past and how they relate to the current application. Staff requests a chart or table that specifies what land bays have been renamed along with land use information related to those changes.***

#### **E. PEDESTRIAN AND BICYCLE LINKAGE**

The County is committed to establishing an integrated trails system for pedestrians and cyclists, and will work to establish connections among pedestrian and bicycle sidewalks, paths, and trails (*Revised General Plan, Chapter 5, Greenways and Trails, text*). All development proposals need to include pedestrian and bicycle design and development program that is consistent with national guidelines, including the AASHTO Guide for the Development of Bicycle Facilities, the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and the Loudoun County Bicycle and Pedestrian Facility Design Toolkit (*Bike/Ped Plan, Transportation Project Development Policies, policy 2*).

Shared use pathways or trails are an important component of a bicycle and pedestrian transportation system, because they can provide a high quality walking and bicycling experience in an environment that is protected from traffic. Shared use paths, conforming to AASHTO standards, should be 10-feet wide and paved. Regarding internal pedestrian connections, five to six foot wide sidewalks should be provided, consistent with the Bike/Ped Plan (*Bike/Ped Plan, Recommended Shared Use Pathways, text*). The County also supports the development of alternative forms of transportation in the Route 50 corridor such as transit and bicycle and pedestrian facilities (*Arcola Area/Route 50 Corridor Plan, Transportation Policies, policy 5*). Specific information regarding the proposed pedestrian and bicycle circulation plan has not been provided. Without such information, staff is unable to evaluate the pedestrian and bicycle circulation system.



***Staff requests more information regarding the proposed pedestrian and bicycle circulation system, including the type of facilities provided such as (sidewalks, shared use paths, etc.) and their materials. Bicycle racks should also be provided throughout the development in support of non-vehicular modes of transportation to this facility.***

#### **F. CAPITAL FACILITIES**

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan (Revised General Plan, Chapter 3, Proffer Policies, policy 3). The Revised General Plan calls for capital facilities contributions valued at 100 percent of capital facility costs per dwelling unit at densities above the specified base density (Revised General Plan, Proffer Guidelines, Capital Facilities, policy 1).

Capital facilities costs are based on unit type and will need to be reevaluated for the units subject to the rezoning of Land Bays 5R and 6. The proffers should specify the unit types proposed for each land bay in the development. On July 25, 2006, the Board of Supervisors adopted revised Capital Intensity Factors (CIF) as follows for the eastern part of the County, including the Transition Policy Area: \$46,819 for single family detached, \$29,709 for single family attached and 18,904 for multi-family units.

***Because of the major land use issues associated with this application, Capital Facilities calculations have not been calculated. If this application is considered further, staff recommends that the applicant revise the proffers to identify the proposed residential unit types in order to determine capital facilities costs for the rezoning of Land Bays 5R so that staff can determine capital facilities contributions for this application.***

#### **G. OPEN SPACE PRESERVATION PROGRAM**

To achieve higher density housing, "the Board of Supervisors anticipates evidence of participation in the Open Space Preservation Program". "Land contribution on an acre-by-acre basis is desired. However, if the land offered does not suit the County in terms of quality or location, the County may consider cash in lieu of the land for the purchase of open space. The County anticipates that cash donations for open space will be spent in the Suburban Community in which the increased density is granted" (Revised General Plan, Chapter 11, Proffer Guidelines, Open Space, policy 3). Contributions should be provided to enable the County to purchase Suburban Policy Area open space to offset the density proposed by the development.

***Because of the major land use issues associated with this application, Open Space calculations have not been reviewed. If this application is considered further, anticipated contributions to the County's Open Space Preservation Program will be included in subsequent referrals.***

#### **H. ZONING MODIFICATIONS**

**Proposed Modification** - The Applicant has requested a modification of Section 4-305(B)(2) *Lot Requirements*, to permit buildings in the PD-OP Land Bay FF2B to be located as close as 60 feet to the adjacent R-24 zoning district, the northern boundary of which is defined by the centerline of South Point Drive. Where the reduced yard is utilized, the yard area adjacent to South Point Drive will include the plantings of a Type 2 front yard buffer.

The Applicant states the reduction of this yard requirement will allow greater design flexibility to create a more urban streetscape, promote pedestrian access and connectivity, and enhance the landscaping along South Point Drive. It is unclear how this will be achieved as the application does not provide a specific design for the land bay. Materials demonstrating how this modification would provide a more innovative design is necessary to determine if a modification to the ordinance is acceptable.

***Staff requests a more detailed design that provides assurances that the modification of the setback achieves a more desirable design as indicated by the Statement of Justification.***

#### **RECOMMENDATION**

Community Planning Staff is not able to support the rezoning request. Staff does not support any further conversion of land from employment to residential within the Business community portion of Stone Ridge. Any reduction of land dedicated to employment uses will further erode employment opportunities between Tall Cedars Parkway and Route 50, will have a negative impact on surrounding residential developments, and will increase the negative fiscal impacts of residential development by disrupting the residential/non-residential balance of Stone Ridge.

Staff is available to meet with the applicant to discuss these issues.

Cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail